

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>03-260</u></a>	<a href="#"><u>THE ROYALTY INVESTMENT &amp; DEVELOPMENT GROUP L. L. C.</u></a>
<a href="#"><u>03-269</u></a>	<a href="#"><u>U. S. 1 COMMERCIAL REAL ESTATE INV. L. L. C.</u></a>
<a href="#"><u>03-281</u></a>	<a href="#"><u>FIRST ST. JOHN MISSIONARY BAPTIST CHURCH OF NARANJA, INC.</u></a>
<a href="#"><u>03-295</u></a>	<a href="#"><u>ALOR INVESTMENT CORP.</u></a>
<a href="#"><u>03-309</u></a>	<a href="#"><u>SUAREZ HOLDINGS GROUP L. L. C.</u></a>
<a href="#"><u>03-329</u></a>	<a href="#"><u>EDWARD LEE CRUSADE FOR CHRIST EVANGELICAL ASSOCIATION, INC.</u></a>

HEARING NO. 04-2-CZ15-1 (03-260)

27-56-39  
Council Area 15  
Comm. Dist. 8

APPLICANT: THE ROYALTY INVESTMENT & DEVELOPMENT GROUP L. L. C.

AU to RU-TH

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the south  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  in Section 27, Township 56 South, Range 39 East.

LOCATION: The Northwest corner of theoretical S.W. 260 Street & theoretical S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.56 Acres

AU (Agricultural – Residential)

RU-TH (Townhouse – 8.5 units/net acre)

HEARING NO. 04-2-CZ15-2 (03-269)

4-57-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: U. S. 1 COMMERCIAL REAL ESTATE INV. L. L. C.

BU-2 to RU-4M

SUBJECT PROPERTY: A portion of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , lying SE/ly of the SE/ly right-of-way line of U.S. #1, all in Section 4, Township 57 South, Range 39 East, less the north 30' thereof.

LOCATION: Lying south of S.W. 284 Street & lying SE/ly of U.S. Highway #1 (S. Dixie Highway), Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.94 Acres Gross

BU-2 (Business – Special)

RU-4M (Modified Apartment House 35.9 units/net acre)

APPLICANT: FIRST ST. JOHN MISSIONARY BAPTIST CHURCH OF NARANJA, INC.

- (1) SPECIAL EXCEPTION to permit an expansion of a legally established non-conforming religious facility onto property to the east and west.
- (2) Applicant is requesting to permit a religious facility with a lot area of 2.256 gross acres (2 ½ gross acres required) and a lot frontage of 130.24' (150' required).
- (3) Applicant is requesting parking spaces and access drive on natural terrain (hard surface required).

REQUEST #3 ON LOTS 15 & 16, BLOCK 2

- (4) Applicant is requesting to permit parking spaces within 25' of an official right-of-way of S.W. 264 Street, S.W. 137 Court and S.W. 138 Court (not permitted).
- (5) Applicant is requesting to permit 59 parking spaces and 21 on natural terrain for a total of 80 spaces (83 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 - #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "First St. John Missionary Baptist Church," as prepared by Villa & Associates, Inc., consisting of 4 pages dated received 10/17/03 and one page dated received 12/22/03. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1, 2, 15 & 16, Block 2 and Lots 15 & 16, Block 1, SUNNY HAVEN, Plat book 47, Page 6 in Section 34, Township 56 South, Range 39 East.

LOCATION: 13740 S.W. 264 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.256 Gross Acres

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 04-2-CZ15-4 (03-295)

26-56-39  
Council Area 15  
Comm. Dist. 9

APPLICANT: ALOR INVESTMENT CORP.

AU to RU-1M(b)

SUBJECT PROPERTY: The SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the south  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  in Section 26, Township 56 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 134 Avenue & theoretical S.W. 256 Street; A/K/A: 25520 S.W. 134 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.87 Gross Acres

AU (Agricultural – Residential)

RU-1M(b) (Modified Single Family 6,000 sq. ft. net)

HEARING NO. 04-2-CZ15-5 (03-309)

23-56-39  
Council Area 15  
Comm. Dist. 8

APPLICANT: SUAREZ HOLDINGS GROUP L. L. C.

AU to BU-3

SUBJECT PROPERTY: The west  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , lying SE/ly of Highway right-of-way, less the west 133.61' and less State Road #5 in Section 23, Township 56 South, Range 39 East.

LOCATION: Lying SE/ly of U.S. #1 (South Dixie Highway) and north of theoretical S.W. 240 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

AU (Agricultural – Residential)  
BU-3 (Business – Liberal)

APPLICANT: EDWARD LEE CRUSADE FOR CHRIST EVANGELICAL ASSOCIATION, INC.

MODIFICATION of Condition #2 of Resolution 4ZAB-504-86, and further modified by Resolution 5ZAB-355-94, both passed and adopted by Zoning Appeals Board, as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A Renovated Day Care Center for: Edward Lee Crusade for Christ,' as prepared by Ron Dorris Architects, A. I. A., P. A., and dated last revised 2-22-94, consisting of 2 sheets, except as herein modified to include 42 trees."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'A Fellowship Hall and Classrooms for: Edward Lee Crusade for Christ, Evangelical Association, Inc.,' as prepared by Ron Dorris, Architects, dated 10/21/03 and consisting of 3 pages & one page dated received 1/7/04."

The purpose of the request is to permit the applicant to construct a fellowship hall and Sunday school classrooms in connection with an existing religious facility and day care center.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 325.84' of the following described parcels of land: The east ½ of the NW ¼ of the NE ¼ of the NW ¼, in Section 18, Township 56 South, Range 40 East, less the north 35' thereof and the west 25' thereof and also less the following described property:

Begin at a point 140' south and 25' east of the Northwest corner of the east ½ of the NW ¼ of the NE ¼ of the NW ¼ of Section 18; thence run E/ly for 75'; thence run S/ly for 100'; thence run W/ly for 25'; thence run S/ly for 100'; thence run W/ly for 50'; thence run N/ly for 200' to the Point of beginning.

LOCATION: 11340 S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.5 Acres

PRESENT ZONING: RU-1 (Single Family Residential)